



Castles



ASKING PRICE

£525,000 Share of Freehold
Abersham Road

London, E8 2LN

PROPERTY SUMMARY

Castles Hackney are delighted to present this beautifully finished ground floor, one bedroom share of freehold apartment, offering 525 sq ft of well balanced and stylish accommodation.

Finished to a high specification throughout, the property comprises a generous double bedroom, a bright and contemporary open plan living/kitchen space ideal for both relaxing and entertaining, and a useful separate utility area providing additional storage and practicality.

A true highlight of the home is the impressive private west facing garden, a rare and highly desirable feature, enjoying afternoon and evening sun. This wonderful outdoor space allows natural light to pour into the living area, creating a bright and welcoming atmosphere throughout the day. The property has been thoughtfully modernised to an excellent standard and is offered to the market chain free.

The location is superb, positioned within touching distance of the ever popular Ridley Road Market and the vibrant amenities of Kingsland High Street, offering an eclectic mix of supermarkets, independent retailers, restaurants, coffee shops and artisan cafés. Kingsland Shopping Centre is also close by for everyday convenience.

For commuters, both Dalston Kingsland and Dalston Junction Overground stations are within easy walking distance, providing swift and direct connections across London and into the City. The area further benefits from an abundance of green open spaces, including Downs Park just a short stroll away, along with several other local parks and recreational facilities.

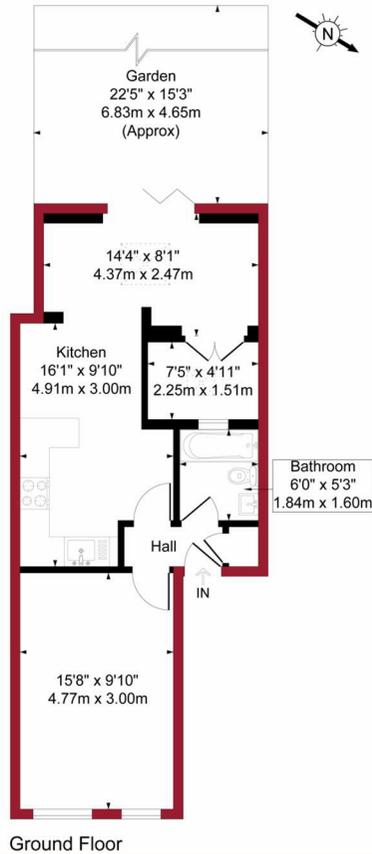
This is an ideal purchase for first time buyers and young professionals seeking a beautifully presented home in one of Hackney's most sought after neighbourhoods.





Abersham Road, London, E8

Approximate Gross Internal Area = 525 sq ft / 48.8 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Castles

Transport

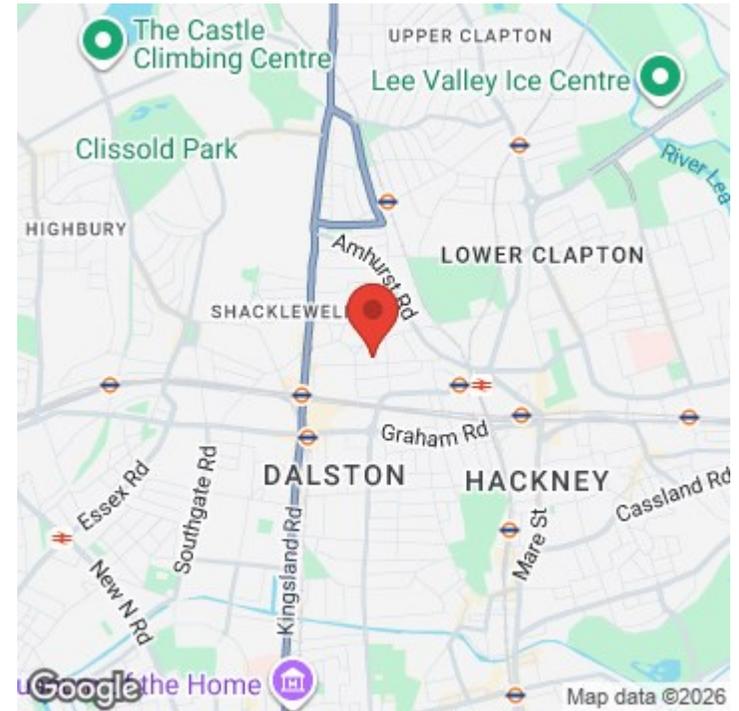
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



Apartment

Share of Freehold

Council: Hackney

Council Tax Band: B

Lease Remaining: 946 years APPROX

Service Charge: TBC

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Castles

OFFICE ADDRESS

44 Lower Clapton Road
Hackney
London
E5 0RN

OFFICE DETAILS

020 8985 0106
hackney@castles.london
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (ph1)	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		74	52

England & Wales EU Directive 2002/91/EC